

EXHIBIT “17”

Pamela Elchert Thurmond, Esq.
Deputy City Solicitor
Direct Dial: (215) 686-0508
Fax: (215) 686-0588
Email: Pamela.Thurmond@phila.gov

VIA CERTIFIED MAIL

Krista M. Preuss
Chapter 13 Trustee
P.O. Box 613707
Memphis. TN 38101-3707

In re: Abraham Ituah, Docket No. 18-35408 (CGM), SDNY-Poughkeepsie

August 8, 2018

Dear Ms. Preuss:

The property located at 3843 Fairmount Ave, Philadelphia, PA was sold at Sheriff's Sale on September 16, 2015. The title distribution policy obtained by the Philadelphia Sheriff's Department on July 11, 2018 shows the Debtor is owed \$11,112.54 in excess proceeds as result of that Sheriff's Sale. The City believes these proceeds are property of the bankruptcy estate and therefore, pursuant to Section 542 of the Bankruptcy Code is turning over the excess proceeds to you.

Attached please find:

1. A check payable to you in the amount of \$11,112.54; and,
2. The title distribution policy dated July 11, 2018.

The City is sending the original check to your Memphis TN lockbox with a copy of the check and the distribution policy to be sent to your White Plains, NY office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pamela Elchert Thurmond', with a stylized flourish at the end.

PAMELA ELCHERT THURMOND,
Deputy City Solicitor

CC:

VIA CERTIFIED MAIL (With a copy of the check and Title Distribution Report)

Krista M. Preuss
Chapter 13 Standing Trustee
399 Knollwood Road
White Plains, NY 10603

VIA CERTIFIED MAIL (With a copy of the check and Title Distribution Report)

Abraham Ituah
92 Robinson Avenue
Newburgh, NY 12550

ATTACHED TO AND MADE A PART OF POLICY OF TITLE INSURANCE
SERIAL NUMBER O-5327- 9980 ISSUED BY

stewart
title guaranty company

HEREIN CALLED THE COMPANY

File Number: CLS- 1509-115

THIS POLICY OF INSURANCE WITNESSETH, that STEWART TITLE GUARANTY COMPANY, a Pennsylvania Corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, hold harmless and insure *Jewell Williams,, Sheriff of the County of Philadelphia* in the Commonwealth of Pennsylvania from all loss or damage not exceeding Thirty-Four Thousand Five Hundred and 00/100 Dollars (\$ 34,500.00), which said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain Writ issued out of the Common Pleas Court April Term 2015 of the County of Philadelphia Number T0504 in action in said Court between City of Philadelphia , Plaintiff, and Abraham Ituah , Defendant, in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided the distribution shall be made as certified hereon and in accordance with law, except as to any order of Court which may provide otherwise.

Countersigned:


Chairman of the Board

stewart
title guaranty company




President

CITY LINE ABSTRACT
COMPANY



Authorized Countersignature

Dated: 01/12/2018

Re-Issue: 07/11/2018

Represented By: City Line Abstract Company
 15 St. Asaph's Road
 Bala Cynwyd, PA 19004

FILE NO: CLS-1509-115

Property Address: 3843 Fairmount Avenue

SCHEDULE A

I. Persons to whom distribution is to be made:

1. Sheriff Fees: \$1,126.09 (fees disclosed by Sheriff's Office)

2. Pennsylvania Realty Transfer Tax \$ 934.25
 Philadelphia Realty Transfer Tax \$2,802.75

3. Recording, preparation and Acknowledgement of Deed Poll: \$441.00

4. City of Philadelphia for Taxes (City and School):

Assessment: \$92,500.

Real Estate Taxes Due: \$6,313.94 - (Amount disclosed by Revenue Department at time of sale.)

Sheriff's Office discloses: \$6,313.94 held for payment. Company assumes no liability as to any additional charges for additional amounts due.

5. Water & Sewer Rents:

Balance Due: \$10,263.42 - (Amount disclosed by Water Revenue Department at the time of sale)

Sheriff's Office discloses: \$10,263.42 held for payment. Company assumes no liability as to any additional charges for additional amounts due.

Water Meter Installation: Amount Due: \$0.00
 Nuisance Lien: Amount Due: \$0.00

6. PGW Liability:

Balance Due: \$1,079.01 (Amount disclosed by PGW at time of sale)

Sheriff's Office discloses \$1,079.01 held for PGW Liens. Company assumes no liability as to any additional charges for additional amounts due.

7. Annual Refuse/Recycling Fee-Solid Resource Fee:

Amount Due: \$0.00

Sheriff's Office discloses \$0.00 held for Refuse/Recycling Liens.

Company assumes no liability for additional charges for Refuse/Recycling Liens

8. Judgment, Creditor in Judgment:

James Zwoluk, Esq.
 1401 JFK Blvd., Suite #518
 Philadelphia, PA. 19103

9. \$427.00 to City Line Abstract Company, 15 St. Asaph's Road, Bala Cynwyd, PA 19004 for Distribution Policy and Service Fee.

10. Mortgages: (0)

1) Amount \$
Mortgagor:
Mortgagee:
Dated:

11. Judgments:

FAIRMOUNT AVE 3843 1504 F0504 5468.01 23-APR-15 REAL ESTATE TAX LIEN PETITION

Additional list of liens, if any, to be provided on re-certification as funds allow.

II. BALANCE DUE TO DEFENDANT: \$11,112.54

Abraham Ituah
(Address unknown)

SCHEDULE C

DESCRIPTION OF PREMISES

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected
SITUATE in the North side of Fairmount Avenue at the distance of 226 feet Eastward from the East
side of 39th Street in the 24th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Fairmount Avenue 16 feet and extending in length or
depth Northward of that width 90 feet to a certain 4 feet wide alley leading into another 4 feet wide
alley leading into Olive Street.

BEING TAX ID NO.: 57-N-12-189-3843 - Fairmount Ave.

List of Liens

- 1) City of Philadelphia Real Estate Taxes and Liens :
Assessment: \$92,560
Real Estate Taxes Due: \$6,313.94 - Amount disclosed by Revenue Department at time of sale.
- 2) Water and Sewer Rents:
Balance Due: \$10,263.42 - Amount disclosed by Water Revenue Department at time of sale.

Nuisance Lien:
Amount Due: \$0.00 -Amount disclosed by Revenue Department at time of sale.
- 3) PGW Liability:
Balance Due: \$1,079.01 - Amount disclosed by PGW at time of sale.
- 4) Annual Refuse/Recycling Fee-Solid Resource Fee:
Amount Due: \$0.00
- 5) Mortgages: (0)
- 6) UCC Financing Statements: (0)
- 7) Judgments:

FAIRMOUNT AVE 3843 1504 T0504 5468 01 23-APR-15 REAL ESTATE TAX LIEN PETITION

ITUAH ABRAHAM 1117 THOMAS STREET WSFP TD BANK, N.A., SUCCE S291.364.77
110503223 06-JAN-2015 06-JAN-2015

ITUAH ABARAM 4021 NEILSON STREET JDAGR CITY OF PHILADELPHIA \$18,671.67
160300154 07-MAR-2016 07-MAR-2016

ITUAH, ABRAHAM 19120,508 W TABOR RD CE 1006720828 10/21/2010 \$5076.80
COMMONWEALTH OF PENNSYLVANIA, CITY OF PHILADELPHIA 2016-10-18

ITUAH, ABRAHAM 19120,508 W TABOR RD CE 1308720811 11/18/2013 \$1718.30
COMMONWEALTH OF PENNSYLVANIA, CITY OF PHILADELPHIA

ITUAH, ABRAHAM 19120,508 W TABOR RD CE 1512720875 06/06/2016 \$9624.79 CITY OF
PHILADELPHIA LAW DEPARTMENT, WATER REVENUE

ITUAH, ABRAHAM 19120,508 W TABOR RD CE 1402720608 02/26/2015 \$1485.01
COMMONWEALTH OF PENNSYLVANIA, CITY OF PHILADELPHIA

ITUAH, ABRAHAM 19124,4021 NEILSON CE 1512720658 06/06/2016 \$1981.19 CITY OF
PHILADELPHIA LAW DEPARTMENT, WATER REVENUE

ITUAH, ABRAHAM 19124,4021 NEILSON S CE 1612820075 02/01/2017 \$2417.01 CITY OF
PHILADELPHIA

ITUAH, ABRAHAM 19124,4021 NEILSON S CE 1704330211 06/09/2017 \$627.00 CITY OF
PHILADELPHIA, BUREAU OF ADMINISTRATIVE ADJ

ITUAH, ABRAHAM 19124,4021 NEILSON S CE 1705330178 06/30/2017 \$927.00 CITY OF
PHILADELPHIA, BUREAU OF ADMINISTRATIVE ADJ

ITUAH, ABRAHAM 19134,3301 A ST CE 1510720844 06/06/2016 \$6144.54 CITY OF
PHILADELPHIA LAW DEPARTMENT, WATER REVENUE

ITUAH, ABRAHAM 19144,5229 GERMANTO CE 1006720416 10/05/2010 \$6042.58
COMMONWEALTH OF PENNSYLVANIA, CITY OF PHILADELPHIA 2015-10-07

ITUAH, ABRAHAM 19144,5229 GERMANTOW SC 1603033508 04/25/2016 \$1977.00 PATTERSON,
LORIE

ITUAH, ABRAHAM 19144,5229 GERMANTOW CE 1503720887 01/25/2016 \$4009.40 CITY OF
PHILADELPHIA LAW DEPARTMENT, WATER REVENUE

ABRAHAM ITUAH 19144,5229 GERMANTOW CE 1702320300 04/03/2017 \$3000.00 CITY OF
PHILADELPHIA: DEPARTMENT OF LICENSES AND I

ABRAHAM ITUAH 19144,5229 GERMANTOW CE 1702320301 04/03/2017 \$3000.00 CITY OF
PHILADELPHIA: DEPARTMENT OF LICENSES AND I

8) Additional liens, if any, to be provided on recertification as funds allow.

Payee Name: ABRAHAM ITUAH C/O KRISTA M PREUSS

Case Number: 1509-115

Date: 01 Aug 2018

Request Type: Tax Delinquent

Amount: \$11,112.54

Plaintiff: CITY OF PHILADELPHIA

Defendant: ABRAHAM ITUAH

Category: Distribution Costs - Unused Proceeds

Memo: ABRAHAM ITUAH C/O KRISTA M. PREUSSSCHAPTER 1 STANDING TRUSTEE399 KNOLLWOOD ROADWHITE PLAINS, NY 10603

Property Address:
3843 FAIRMOUNT AVE, PHILADELPHIA, PA 19104-1819

DOCUMENT INCLUDES VISIBLE FIBERS, CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

PHILADELPHIA SHERIFF'S OFFICE

J.E.W.E.L.L. DELINQUENT TAX ACCOUNT
100 S. BROAD STREET, 5TH FLOOR
PHILADELPHIA, PA 19110



3-180/360

73583

MEMO ABRAHAM ITUAH C/O KRISTA M. PREUSSSCHAPTER 1 STANDING TRUSTEE399 KNOLLWOOD ROADWHITE I

*** ELEVEN THOUSAND ONE HUNDRED TWELVE AND 54 / 100 *** Dollars

DATE

AMOUNT

8/1/18

\$11,112.54

**PAY
TO THE
ORDER
OF**

ABRAHAM ITUAH C/O KRISTA M PREUSS

VOID AFTER 60 DAYS



Benjamin H. H.
James J. H.

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES FOR

REACTIVE RED IMAGE DISAPPEARS WITH HEAT

⑈073583⑈ ⑆036001808⑆ 36 052814 5⑈

Payee Name: ABRAHAM ITUAH C/O KRISTA M PREUSS

Case Number: 1509-115

Date: 01 Aug 2018

Request Type: Tax Delinquent

Amount: \$11,112.54

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PHILADELPHIA SHERIFF'S OFFICE

J.E.W.E.L.L. DELINQUENT TAX ACCOUNT
100 S. BROAD STREET, 5TH FLOOR
PHILADELPHIA, PA 19110



Bank

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MEMO ABRAHAM ITUAH C/O KRISTA M. PREUSSSCHAPTER 1 STANDING TRUSTEE399 KNOLLWOOD ROADWHITE I

*** ELEVEN THOUSAND ONE HUNDRED TWELVE AND 54 / 100 *** Dollars

DATE

AMOUNT

8/1/18

\$11,112.54

PAY
TO THE
ORDER
OF

ABRAHAM ITUAH C/O KRISTA M PREUSS

VOID AFTER 60 DAYS

Docket No. 18-35408



Benjamin H. H.
Jenell B. H.

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

PAPER CONTAINS TONER ADHESION PROPERTIES

SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

⑈073583⑈ ⑆036001808⑆ 36 052814 5⑈

Case 2:19-cv-05088-GJP Document 41-17 Filed 09/12/23 Page 17 of 12

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Sent To: Krista Preuss
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399 Knollwood Rd
 City, State, ZIP+4 White Plains NY 10603

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| Total Postage & Fees | \$ | |

Sent To: Abraham Ituah
 Street, Apt. No., or PO Box No. 92 Robinson Ave
 City, State, ZIP+4 Newburgh, NY 12550

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Memphis TN 38101-3707

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